



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

DECEMBER QUARTER 1961

A summary of building operations in South Australia from 1957 to December 1961 is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry, and dwellings within Local Government areas, is given in Tables 2 to 7.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses), but excludes (1) minor alterations, additions, repairs, and renovations, and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

COMMENTS

Table 1 shows that 1,738 houses were commenced and 2,566 completed during December quarter 1961, a decrease of 611 commencements and an increase of 422 completions on figures for the previous quarter. The number of completions was the highest on record, exceeding the previous highest total of 2,513 in December quarter 1960 by 53, whereas the number of commencements was the lowest since March quarter 1958 when 1,515 were recorded.

During December quarter 1961 there were 181 flats commenced, 26 more than in September quarter 1961.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarters covering commencement, construction, and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

The number employed on all jobs of builders of new buildings (Table 6) has declined each quarter since December 1960. The number recorded as employed at 20th December 1961 was 12,034, the lowest since 30th September 1958 when 11,466 were listed as employed.

As shown in Table 7 a large proportion of home building continues to be concentrated within a few local government areas. During the quarter ended 31st December last 1,149 (85.7 per cent) of dwellings completed in metropolitan local government areas were in the Municipal Corporations of Burnside, Campbelltown, Enfield, Marion, Mitcham, Port Adelaide, West Torrens, and Woodville; of dwellings completed outside the metropolitan area 57.7 per cent were in the near metropolitan District Councils of Noarlunga, Salisbury (including the greater portion of Elizabeth), and Tea Tree Gully. Completions in the Whyalla Town Commission area accounted for a further 7.7 per cent.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

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Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-builder when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1957	6,898	22,281	371	840	7,269	23,121	10,941	34,062
1958	7,141	22,846	769	1,831	7,910	24,677	14,767	39,444
1959	8,665	28,189	713	1,717	9,378	29,906	17,293	47,199
1960	9,473	32,008	713	1,922	10,186	33,930	20,077	54,007
1961	8,440	28,122	563	1,346	9,003	29,468	21,582	51,050
Quarter ended -								
30th Sept. 1960	2,573	8,683	210	668	2,783	9,351	4,220	13,571
31st Dec.	2,342	7,826	134	295	2,476	8,121	8,310	16,431
31st Mar. 1961	2,067	6,865	114	266	2,181	7,131	4,893	12,024
30th June	2,286	7,516	113	237	2,399	7,753	8,144	15,897
30th Sept.	2,349	7,928	155	329	2,504	8,257	4,793	13,050
31st Dec.	1,738	5,813	181	514	1,919	6,327	3,752	10,079
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1957	7,318	23,539	316	716	7,634	24,255	12,073	36,328
1958	7,705	25,030	562	1,342	8,267	26,372	16,272	42,644
1959	8,628	27,983	591	1,389	9,219	29,372	14,754	44,126
1960	9,379	31,663	790	2,021	10,169	33,684	18,595	52,279
1961	9,119	31,026	709	1,862	9,828	32,888	18,904	51,792
Quarter ended -								
30th Sept. 1960	2,454	8,284	219	596	2,673	8,880	3,433	12,313
31st Dec.	2,513	8,600	283	764	2,796	9,364	6,481	15,845
31st Mar. 1961	2,076	7,216	155	404	2,231	7,620	4,753	12,373
30th June	2,333	7,888	230	698	2,563	8,586	4,749	13,335
30th Sept.	2,144	7,229	181	442	2,325	7,671	3,734	11,405
31st Dec.	2,566	8,693	143	318	2,709	9,011	5,668	14,679
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1957	5,495	17,580	225	510	5,720	18,090	17,349	35,439
1958	4,931	15,705	432	995	5,363	16,700	16,123	32,823
1959	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
1960	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
1961	4,383	14,300	331	808	4,714	15,108	23,758	38,866
Quarter ended -								
30th Sept. 1960	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153
31st Dec.	5,062	16,849	477	1,305	5,539	18,154	20,832	38,986
31st Mar. 1961	5,053	16,703	436	1,179	5,489	17,882	20,994	38,876
30th June	5,006	16,441	319	728	5,325	17,169	24,558	41,727
30th Sept.	5,211	17,212	293	616	5,504	17,828	25,611	43,439
31st Dec.	4,383	14,300	331	808	4,714	15,108	23,758	38,866

- (a) Excludes dwellings attached to "other new buildings".
 (b) Includes "Home Units".
 (c) Includes value of attached dwellings.

TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone, etc.		Other (b)		Brick, Stone, etc.		Other (b)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1957	4,417	14,544	883	2,375	1,295	4,605	303	757
1958	4,917	16,174	886	2,329	1,074	3,733	264	610
1959	6,547	21,793	1,109	3,014	822	2,943	187	439
1960	7,674	26,317	950	2,592	708	2,746	141	353
1961	6,981	23,515	749	2,128	568	2,169	142	310
Quarter ended -								
30th Sept. 1960	2,091	7,140	261	715	186	733	35	95
31st Dec.	1,940	6,521	192	541	177	693	33	71
31st Mar. 1961	1,664	5,586	170	502	181	669	52	108
30th June	1,879	6,251	251	707	128	484	28	74
30th Sept.	2,022	6,857	170	488	133	533	24	50
31st Dec.	1,416	4,821	158	431	126	483	38	78
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1957	4,510	14,751	1,022	2,724	1,485	5,301	301	763
1958	4,946	16,291	920	2,433	1,491	5,435	348	871
1959	6,064	20,024	1,091	2,953	1,192	4,325	281	681
1960	7,200	24,738	1,030	2,821	975	3,653	174	451
1961	7,421	25,487	750	2,114	782	3,042	166	383
Quarter ended -								
30th Sept. 1960	1,994	6,820	216	595	208	776	36	93
31st Dec.	1,904	6,617	268	751	285	1,090	56	142
31st Mar. 1961	1,631	5,719	188	543	218	859	39	95
30th June	1,957	6,632	151	444	191	732	34	80
30th Sept.	1,747	5,995	213	587	140	543	44	104
31st Dec.	2,086	7,141	198	540	233	908	49	104
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1957	2,976	9,415	341	925	1,849	6,392	329	848
1958	2,951	9,341	303	318	1,432	4,937	245	609
1959	3,434	11,235	321	883	1,062	3,711	151	379
1960	3,908	12,927	241	668	795	2,957	118	297
1961	3,468	11,279	240	682	581	2,110	94	229
Quarter ended -								
30th Sept. 1960	3,872	13,026	317	877	903	3,317	141	366
31st Dec.	3,908	12,927	241	668	795	2,957	118	297
31st Mar. 1961	3,941	12,968	223	635	758	2,788	131	312
30th June	3,863	12,689	323	897	695	2,549	125	306
30th Sept.	4,138	13,627	280	796	688	2,535	105	254
31st Dec.	3,468	11,279	240	682	581	2,110	94	229

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 916 "other" type houses completed during 1961 (750 contract-built and 166 owner-built) 848 were of fibro-cement construction valued at £2,291,000, and 63 of weatherboard with a value of £194,000. During December quarter 1961 there were 222 (£584,000) fibro-cement and 23 (£55,000) weatherboard houses completed.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1960	1961	1960	1960	1961	1961	1961	1961
COMMENCED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	5,198	2,700	402	3,338	565	512	1,295	328
Factories	3,166	3,092	814	980	1,188	826	643	435
Other (b)	4,322	5,680	1,347	1,319	730	3,233	1,054	863
Educational & Health	4,259	7,755	934	1,655	1,742	3,147	1,317	1,549
All Other (c)	3,132	2,155	723	1,018	668	426	484	577
Total	20,077	21,582	4,220	8,310	4,893	8,144	4,793	3,752
COMPLETED DURING PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	2,702	2,491	386	1,279	626	510	292	1,063
Factories	2,972	3,396	466	1,202	567	1,252	802	775
Other (b)	5,126	4,453	1,183	1,021	1,003	804	807	1,089
Educational & Health	5,127	5,143	1,006	2,121	1,432	1,212	1,097	1,395
All Other (c)	2,668	3,421	392	858	368	971	736	1,346
Total	18,595	18,904	3,433	6,481	4,753	4,749	3,734	5,668
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business Premises -								
Hotels etc. & Shops	4,000	4,224	1,922	4,000	3,954	3,958	4,960	4,224
Factories	3,109	2,871	3,332	3,109	3,748	3,371	3,199	2,871
Other (b)	3,535	5,047	3,215	3,535	2,517	5,020	5,273	5,047
Educational & Health	7,640	10,274	7,924	7,640	7,943	9,892	10,114	10,274
All Other (c)	2,548	1,342	2,416	2,548	2,332	2,317	2,065	1,342
Total	20,832	23,758	18,809	20,832	20,994	24,558	25,611	23,758

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	30th	31st	31st	30th	30th	31st
	Dec.	Dec.	Sept.	Dec.	Mar.	June	Sept.	Dec.
	1960	1961	1960	1960	1961	1961	1961	1961
£'000								
Houses (a)	28,431	26,547	7,435	7,265	6,467	6,509	7,241	6,330
Flats	2,135	1,542	554	606	437	476	302	327
Total Houses & Flats	30,566	28,089	7,989	7,871	6,904	6,985	7,543	6,657
Business Premises -								
Hotels, Boarding Houses, etc.	1,075	773	271	239	82	103	294	294
Shops	1,704	3,467	465	504	799	748	1,132	788
Factories	3,146	3,634	878	772	1,105	1,314	715	500
Office Premises	2,454	2,616	471	717	528	556	601	931
Other (b)	2,220	1,844	593	702	539	563	455	287
Educational	3,000	5,256	836	757	1,034	1,331	1,593	1,298
Religious	471	575	139	105	175	138	160	102
Health	2,108	1,001	410	438	151	216	278	356
Entertainment & Recreation	542	743	156	100	144	206	169	224
Miscellaneous (c)	1,424	1,782	424	433	457	514	510	301
Total Other New Buildings (Excl. Houses & Flats)	18,144	21,691	4,643	4,767	5,014	5,689	5,907	5,081

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1960		31st Dec. 1961		30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sep. 1961	31st Dec. 1961
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business Premises -										
Hotels,Boarding Houses, etc.	14	194	18	222	5	4	-	5	6	7
Shops	160	939	86	578	42	31	23	20	23	20
Factories	126	1,111	83	786	35	30	30	15	24	14
Office Premises	35	365	29	328	9	9	6	8	10	5
Other (a)	147	1,291	96	925	39	37	22	26	30	18
Educational	102	638	148	981	35	22	29	45	43	31
Health	17	179	16	155	2	2	2	2	7	5
Religious	58	471	45	382	15	11	14	13	13	5
Entertainment & Recreation	58	380	48	317	12	12	15	15	11	7
Miscellaneous (b)	49	479	54	442	14	14	9	14	13	18
Total	766	6,047	623	5,116	208	172	150	163	180	130
OVER £25,000										
Business Premises -										
Hotels,Boarding Houses, etc.	6	408	7	669	-	1	1	2	3	1
Shops	12	3,657	17	1,231	2	2	5	1	10	1
Factories	27	2,055	29	2,306	7	5	11	9	5	4
Office Premises	17	1,637	11	4,168	4	4	1	5	4	1
Other (a)	22	1,029	13	459	6	6	4	5	3	1
Educational	25	2,984	29	4,265	9	9	12	6	8	3
Health	3	458	5	2,354	1	1	-	2	2	1
Religious	3	97	3	112	1	-	2	-	-	1
Entertainment & Recreation	3	298	3	177	1	2	-	1	1	1
Miscellaneous (b)	17	1,407	13	725	4	5	5	1	3	4
Total	135	14,030	130	16,466	35	35	41	32	39	18

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT (a), SOUTH AUSTRALIA

Classification	Number of persons engaged on days specified							
	18th Dec. 1957	17th Dec. 1958	16th Dec. 1959	14th Dec. 1960	30th Mar. 1961	30th June 1961	29th Sept 1961	20th Dec. 1961
Contractors	711	689	686	683	669	644	648	584
Sub-contractors	1,887	2,222	2,664	2,842	2,364	2,257	2,320	2,292
Wage Earners	8,145	9,373	9,767	10,556	9,868	9,515	9,415	9,158
Carpenters	3,269	3,474	3,638	3,796	3,438	3,332	3,304	3,374
Bricklayers	1,593	1,894	2,103	2,282	2,000	1,905	1,914	1,933
Painters	978	1,069	1,155	1,266	1,147	1,093	1,115	1,138
Electricians	489	570	636	783	659	646	647	627
Plumbers	842	971	1,081	1,201	1,144	1,110	1,125	1,009
Builders' Labourers	1,786	2,196	2,190	2,250	2,031	2,018	1,989	1,837
Other	1,786	2,110	2,314	2,503	2,482	2,312	2,289	2,116
Total	10,743	12,284	13,117	14,081	12,901	12,416	12,383	12,034

(a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1960	31st Dec. 1961	30th Sep. 1960	31st Dec. 1960	31st Mar. 1961	30th June 1961	30th Sep. 1961	31st Dec. 1961
Metropolitan -								
Adelaide	16	26	6	6	17	8	1	-
Brighton	280	177	59	86	35	40	55	47
Burnside	302	343	63	92	84	86	88	85
Campbelltown	750	653	217	161	172	182	135	164
Colonel Light Gardens	13	1	-	-	-	1	-	-
Enfield	908	1,092	228	250	256	232	303	301
Glenelg	68	71	26	15	25	19	16	14
Henley and Grange	299	217	70	111	100	20	41	56
Hindmarsh	16	40	2	3	4	13	10	13
Kensington & Norwood	24	22	1	10	3	2	9	8
Marion	920	629	234	251	183	154	141	151
Mitcham	656	471	163	147	110	117	115	129
Payneham	182	138	50	53	40	47	26	25
Port Adelaide	237	388	44	52	98	125	80	85
Prospect	49	35	8	22	6	17	7	5
St. Peters	21	20	6	4	9	4	3	4
Thebarton	10	3	1	5	-	1	2	-
Unley	133	97	49	44	28	25	25	19
Walkerville	19	18	4	5	5	7	3	3
West Torrens	519	476	151	109	111	136	105	124
Woodville	908	468	109	132	97	157	104	110
Total	5,964	5,385	1,491	1,558	1,383	1,393	1,269	1,340
Country -								
Angaston	24	39	3	10	13	10	4	12
Berri	28	22	6	6	7	3	5	7
East Torrens	25	29	11	3	6	10	8	5
Encounter Bay	30	28	10	9	7	4	5	12
Gawler	56	45	16	15	12	10	6	17
Kadina Corp'n	22	17	5	4	7	4	-	6
Loxton	26	30	7	8	3	11	8	8
Meadows	30	35	7	10	7	9	9	10
Millicent	71	76	15	21	23	20	18	15
Mt. Barker	15	33	3	6	9	9	5	10
Mt. Gambier Corp'n	168	173	46	52	45	32	43	53
Mt. Gambier D.C.	47	7	1	7	2	2	1	2
Munno Para	29	56	5	13	13	19	15	9
Murray Bridge	61	43	12	18	10	12	2	19
Naracoorte Corp'n	44	33	13	12	8	8	8	9
Noarlunga	116	244	28	44	43	54	48	99
Onkaparinga	26	38	4	11	8	8	12	10
Penola	23	23	7	4	12	4	3	4
Pirie D.C.	23	4	13	2	-	1	1	2
Pt. Augusta	82	89	24	22	26	28	23	12
Pt. Elliot	24	23	4	7	3	7	4	9
Pt. Lincoln Corp'n	55	51	13	11	6	14	14	17
Pt. Pirie Corp'n	35	20	12	6	8	3	2	7
Renmark	38	33	9	10	8	10	6	9
Salisbury	1,613	1,611	490	498	253	447	374	537
Stirling	47	55	15	9	10	18	12	15
Tatiara	28	43	5	12	10	7	10	16
Teatree Gully	366	488	118	102	84	104	143	157
Victor Harbor	23	29	4	9	6	5	7	11
Whyalla Town Comm.	421	446	128	116	82	131	127	106
Willunga	27	42	6	8	5	7	11	19
Other Country	620	574	147	181	127	167	129	151
Total	4,243	4,479	1,187	1,246	863	1,178	1,063	1,375
Total State	10,207	9,864	2,678	2,804	2,246	2,571	2,332	2,715

(a) Dwelling Units - houses and flats plus dwellings attached to "Other New Buildings".

